

Chapter 6
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

14-601. R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

This is a residential district to provide for medium population density. The principal uses of land may range from single-family to medium density multi-family apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on Review by the Board of Zoning Appeals.

14-602. USES PERMITTED

- 1) Any use permitted and as regulated in the R-1 Single-Family Residential District.
- 2) Two-family dwelling.
- 3) Multiple-family dwelling.
- 4) Rooming or boarding house.
- 5) Kindergartens and child nurseries, provided that there are not more than six (6) pupils and provided that said activities are conducted as a customary home occupation.

14-603. USES PERMITTED ON REVIEW

- 1) Any use permitted on review in R-1.
- 2) Convalescent and nursing homes.
- 3) Orphanages.
- 4) Plant and flower nurseries.
- 5) Truck gardening.
- 6) Kindergartens and child nurseries with more than six (6) pupils.
- 7) Bed and Breakfast Operations.

14-604. LOT WIDTH

Any lot shall be no less than sixty-five (65) feet at the building line.

14-605. DEPTH OF FRONT YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the front lot line. (3009-09/07/1999)

Any lot within a newly proposed subdivision which does not have primary access on a road network internal to the newly proposed subdivision but has access on an already existing street network shall be subject to additional front yard requirements as determined by the Morristown Planning Commission for the purpose of safe vehicular ingress and egress. (3009-09/07/1999)

14-606. DEPTH OF REAR YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the rear lot line. (3009-09/07/1999)

14-607. WIDTH OF SIDE YARDS

Any principal building on any lot shall be located no nearer to each side lot line than ten (10) feet for a building of one (1) story in height; fifteen (15) feet for a building of two (2) stories in height; or twenty (20) feet for a building of three (3) stories in height; provided however, that in the case of a lot where a side lot line coincides with a street right-of-way line, any principal building shall be located no nearer than fifteen (15) feet to said lot line.

14-608. BUILDING AREA

The principal building and accessory building on any lot shall not cover more than thirty (30) percent of the total area of said lot.

14-609. LOT AREA

- 1) Any lot shall be no less than 7,500 square feet in area where one residential unit occupies said lot.
- 2) Any lot shall be no less than 11,000 square feet in area where two (2) residential units occupy said lot.
- 3) Any lot shall be no less than 14,500 square feet in area where three (3) or more residential units occupy said lot; and provided further, that any lot shall be increased in area by 3,500 square feet, in addition to 14,500 square feet for every residential unit of two bedrooms or more, and by 2,500 square feet in addition to 14,500 square feet for every residential unit of one bedroom or less in excess of three (3) occupying said lot.

14-610. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required in the district is increased one (1) foot for each two (2) feet by which the height of such public or semi-public building exceeds the prescribed height limit.

14-611. PROVISIONS GOVERNING BED AND BREAKFAST OPERATIONS (2630-06/18/1991)

- 1) Size of Operation
 - a) Home-Stay Operation (1-3 rooms involved)

- b) Commercial Operation (4-12 rooms involved) (requires Health Department Inspection and Approval)

2) Parking Requirement

- a) (1-3 rooms) 2 spaces for the existing residence and one (1) space for each room for rent. The spaces for rental rooms shall be landscaped and/or screened from the neighbors and street.
- b) (4-12 rooms) 1 space for each two employees and one space for each room for rent. All spaces shall be included in an overall site-plan of the development.

3) Signage

A two square foot maximum non-illuminated sign in the style of the unique or historic nature of the structure or area will be allowed.

4) Traffic

Traffic generated is a function of the size of the operation. This shall be judged in accordance with the nature of the neighborhood, street capacity and existing traffic congestion.

5) Neighborhood Compatibility

This must be reviewed on a case by case basis and must take into consideration but not be limited to the following:

- a) Utilize the unique or historic nature of the dwelling or area as a theme of the operation.
- b) On a small (1-3 rooms) home-stay operation no visible outside evidence of a non-residential nature should be seen from the street or neighbors.
- c) Food served on large operation (4-12 rooms) inspected by Hamblen County Health Department.
- d) Food served on small operation (1-3 rooms) should contain no homemade, grown or produced milk, vegetables, meats, fowl or fish; and all kitchen utensils, work areas and plates and glasses must be clean and sanitary.

6) Length of Stay

The maximum length of stay by one individual at one stretch shall be seven (7) days.

7) Prohibited Uses

The small (1-3 rooms) operation shall not be utilized for the following functions:

- a) Receptions
- b) Parties
- c) Weddings
- d) Club Meetings
- e) Serving meals to other than overnight borders.